

RESOLUTION NO. CZAB13-2-02

WHEREAS, BLOOMLAND CORP. & GARCEN CORP. applied for the following:

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).
- (3) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 1 of 170 CENTER SUBDIVISION, Plat book 106, Page 87.

LOCATION: Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received March 1, 2002 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received March 1, 2002; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 2/28/02 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01, and at which time the applicant requested permission to withdraw non-use variance of zoning regulations (Item #2) and non-use variance of floor area ratio requirements (Item #3), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested special exception (Item #1) would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item #1) would not have an adverse impact upon the public interest and should be approved, and that the revised plan entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received March 1, 2002 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received March 1, 2002; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 2/28/02 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01 should be accepted, and that the withdrawal of non-use variance of zoning regulations (Item #2) and non-use variance of floor area ratio requirements (Item #3) should be granted, and

WHEREAS, a motion to accept the revised plans, to approve Item #1, and to grant the withdrawal of Items #2 & 3 was offered by Karen Kirby, seconded by Linda Robinson, and upon a poll of the members present, the vote was as follows:

Robert Harrison III	absent	Marsha Matson	absent
Karen Kirby	aye	John Pettit	nay
Albert J. LaVoie	absent	Linda Robinson	aye
Paula Palm	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the requested special exception (Item #1) be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received March 1, 2002 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received March 1, 2002; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 2/28/02 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant provide a minimum 25' wide landscape strip along the east and south property lines. Said strip shall consist of a staggered double row of trees, 25' off-center and with a minimum height of 16' to 18' at time of plating, and a continuous hedge, at least 3' high at the time of planting, that will grow to a height of 6'. The aforementioned shall be installed prior to the issuance of a Certificate of Use and Occupancy.
6. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions
7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management as contained in their memorandum pertaining to this application.
8. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.
9. That the hours of operation shall be between 8:30AM and 6:00PM, Monday through Saturday inclusive and between 10:00AM and 2:00PM, Sunday only.
10. That no hazardous or flammable material be stored on the premises.

BE IT FURTHER RESOLVED that the request to withdraw non-use variance of zoning regulations (Item #2) and non-use variance of floor area ratio requirements (Item #3) be and the same are hereby granted and said Item is hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 6th day of March, 2002.

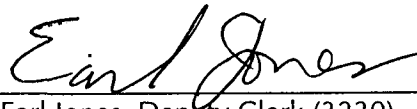
Hearing No. 02-1-CZ13-1
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-2-02 adopted by said Community Zoning Appeals Board at its meeting held on the 6th day of March, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 20th day of March, 2002.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

